

1st 2293985-ALF



After recording return to:  
Klamath County School District  
10501 Washburn Way  
Klamath Falls, OR 97603

Until a change is requested all tax  
statements shall be sent to the  
following address:  
Klamath County School District  
10501 Washburn Way  
Klamath Falls, OR 97603

File No.: 7021-2293985 (ALF)  
Date: July 28, 2014

2014-011397  
Klamath County, Oregon  
10/30/2014 10:38:21 AM  
Fee: \$62.00

THIS SPACE RESERVED FOR RECORDER'S USE

### STATUTORY WARRANTY DEED

**Pro-Build Real Estate Holdings, LLC, a Delaware limited liability company, as successor by merger to PBRE2 Corporation, a Delaware corporation, Grantor, conveys and warrants to Klamath County School District, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:**

**LEGAL DESCRIPTION:** Real property in the County of Klamath, State of Oregon, described as follows:

**PARCEL 1:**

**Being a portion of the SW 1/4 NW 1/4 of Section 8 Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:**

Consideration \$2,025,000.00

F.  
67.00

Beginning at an iron pin in the said SW 1/4 NW 1/4 of said Section 8 which is at the most easterly corner of property conveyed to Harold B. and Ruth Beal VanHoosen by deed recorded June 23, 1948 in Deed Volume 222, page 83, Deed Records of Klamath County, Oregon, and which lies South 51°19 1/2' East a distance of 620 feet from an iron pin on the Southeasterly right of way line of the Ashland-Klamath Falls Highway, which last described iron pin is 30 feet at right angles Southeasterly from the center of said highway, and lies South 89°22 1/2" East along the section line, a distance of 1321.4 feet and South 0° 40 1/2' East (along the 40 line which is also the West line of Westover Terrance) a distance of 626.5 feet and North 89°22 1/2' West a distance of 106.2 feet and South 38°40 1/2' West (along the Southeasterly right of way line of said highway) a distance of 982.6 feet from the Northwest corner of Section 8, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, thence from the point of beginning Southwesterly along the arc of a 2°14' curve to the right (the long chord of this curve bears South 41°45 1/2' West a distance of 275.4 feet) a distance of 275.4 feet to an iron pin; thence South 44°30 1/2' West 160.5 feet to a point; thence North 45°50 1/2' West 300 feet to a point which is the most Westerly corner of property conveyed to Homer L. and Vera L. Ross by deed recorded October 21, 1950 in Volume 242, page 641, Deed Records of Klamath County, Oregon; thence South 44°50 1/2' West 350 feet to an iron pin which is at the most Southerly corner of property conveyed to J.E. and Vivian Eichendorf by deed recorded October 22, 1945 in Volume 181, page 175, Deed Records of Klamath County, Oregon; thence South 265.18 feet to a line parallel with the South line of said NW 1/4 of Section 8 and 250 feet distance therefrom; thence Easterly along said line 1000 feet, more or less, to the East line of W 1/2 NW 1/4 of said Section; thence North along said East line of W 1/2 NW 1/4 of said Section, 424 feet, more or less, to a point which is South 51°19 1/2' East 320 feet, more or less, from the point of beginning; thence North 51°19 1/2' West 320 feet more or less, to the point of beginning.

EXCEPTING THEREFROM, a parcel of land situated in SW 1/4 NW 1/4 of Section 8, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Southwest corner of the NW 1/4 of said Section 8; thence North along the West line a distance of 250 feet; thence East a distance of 305.3 feet to the true point of beginning; thence North a distance of 265.18 feet to a 3/4 inch pipe at the most Southerly corner of that parcel of property described in Volume 181, page 175, Deed Records of Klamath County, Oregon; thence North 44°50 1/2' East a distance of 350 feet to the Southwesterly line of that property described in Volume M72, page 1198, Microfilm Records of Klamath County, Oregon; thence South 45°09 1/2' East a distance of 300 feet, more or less, to the most Southerly corner of the above mentioned property described in Volume M72, page 1198, Microfilm Records of Klamath County, Oregon; thence continuing along the same line extended Southeasterly to its point of intersection with a line being parallel to and 250 feet North of the South line of said NW 1/4 of Section 8; thence West along said line to the true point of beginning.

ALSO EXCEPTING THEREFROM that portion conveyed to Klamath County by Warranty Deed recorded October 2, 1985 in Volume M85, page 16038, Microfilm Records of Klamath County, Oregon.

**PARCEL 2:**

Being a portion of the SW 1/4 NW 1/4 and NW 1/4 NW 1/4 of said Section 8, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pin on the Southeasterly right of way line of the Ashland-Klamath Falls Highway, which iron pin is 30 feet at right angles Southeasterly from the Center of said highway, that lies South 89°22 1/2' East along the section line a distance of 1321.4 feet and South 0°40 1/2' East along the 40 line, which is also the West line of Westover Terraces, a distance of 626.5 feet and North 89°22 1/2' West a distance of 106.2 feet and South 38°40 1/2' West along the Southeasterly right of way line of said highway a distance of 300 feet to the Westerly corner of property conveyed by William Ganong and Mildred Ganong, his wife, to Emery Hebert, Wilfred Hebert and Delina Herbert by deed recorded in Volume 147, page 215, Deed Records of Klamath County, Oregon; thence continuing South 38°40 1/2' West along the Southeasterly line of said highway a distance of 682.6 feet to an iron pin, which pin is at the most northerly corner of property conveyed to E.W. Melosh by deed recorded in Volume 194, page 307, Deed Records of Klamath County, Oregon; thence at right angles South 51°19 1/2' East along the Northeasterly line of property conveyed to Melosh, VanHoosen and Patricia V. McBee, Jimmie A. Warner and Dean C Mason, a distance of 930 feet, more or less, to the 40 line, which is also the West line of Westover Terrance; thence North 0°40 1/2' West along said 40 line a distance of 875 feet, more or less, to an iron pin which is the most Southerly corner of the property conveyed to Heberts by the above described deed; thence North 51°19 1/2' West along the Southeasterly line of said property conveyed to Herberts a distance of 383.5 feet, more or less, to the true point of beginning.

**PARCEL 3:**

Being a portion of the SW 1/4 NW 1/4 of Section 8, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly discribed as follows:

Beginning at an iron pin which lies North 0°43' West along the West section line a distance of 629 feet and North 44°50 1/2' East along the Southerly right of way line of the Weed-Klamath Falls Highway a distance of 438 feet and North 45°09 1/2' West along the right of way line a distance of 20 feet and North 44°50 1/2' East along the right of way line a distance of 210.5 feet and South 45°09 1/2' East a distance of 320 feet from the iron pin which marks the quarter corner common to Sections 7 and 8, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and running thence; Northeasterly along the arc of a 2°32' Curve to the left (the long chord of which curve bears North 41°45 1/2' East a distance of 243.1 feet) a distance of 243.2 feet to an iron pin; thence South 51°19 1/2' East a distance of 300 feet to an iron pin; thence Southwesterly along the arc of a 2°14' curve to the right (the long chord of this curve bears South 41°45 1/2' West a distance of 275.4 feet) a distance of 275.4 feet to an iron pin; thence North 45°09 1/2' West a distance of 300 feet more or less, to the point of beginning.

**ALSO EXCEPTING FROM PARCELS 1 AND 3:**

A Parcel of land situated in the NW 1/4 of Section 8, Township 39 South, Range 9 East of the Willamette Meridian, Klamath Falls, Oregon, being more particularly described as follows:

Beginning at the Northwest corner of Parcel 3 as described in Deed Volume 2007-002371 (on file at the Klamath County Clerks Office), from which the north one-quarter corner of said Section 8 bears North 48°51'12" East, 2627.90; thence along the Northwestern line of said Parcel 3, along the arc of a 2259.86 foot radius curve to the left, through a central angle of 03°47'28" (the long chord of which bears North 43°55'39" East, 149.50 feet) an arc distance of 149.53 feet; thence leaving said Northwestern line, South 03°34'37" East, 119.35 feet; thence South 27°31'49" East, 115.90 feet; thence South 37°36'12" East, 251.38 feet to the Northerly Right-of-Way line of the Southside Expressway; thence, along said Northerly Right-of-Way line, North 87°30'50" West, 197.22 feet to a point of an offset spiral; thence continuing along said Northerly Right-of-Way line and along the chord of said offset spiral, North 87°30'53" West, 1.44 feet; thence leaving said Northerly Right-of-Way line and along the Northwestern line of Parcel 1 as described in said Deed Volume 2007-002371, North 44°40'22" East, 127.08 feet to the Southwest corner of Parcel 3; thence along the Southwesterly line of said Parcel 3, North 44°16'15" West, 299.40 feet to the point of beginning. Basis of Bearings is Record of Survey #7325, on file at the Klamath County Surveyors Office.

**Subject to:**

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$2,025,000.00**. (Here comply with requirements of ORS 93.030)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 28 day of October, 2014.

Pro-Build Real Estate Holdings, LLC, a  
Delaware limited liability company, as  
successor by merger to PBRE2  
Corporation, a Delaware corporation

Michael Reid  
By: Michael Reid, Vice President, Real  
Estate

STATE OF Colorado )  
County of Denver ) ss.

This instrument was acknowledged before me on this 28 day of October, 2014  
by Michael Reid as Vice President, Real Estate of Pro-Build Real Estate Holdings, LLC, a Delaware limited  
liability company, as successor by merger to PBRE2 Corporation, a Delaware corporation, on behalf of the

KENNETH DALE  
Notary Public  
State of Colorado

My Commission Expires January 04, 2016

KCP.20  
Notary Public for Colorado  
My commission expires: 1-4-16